

PERSIMMON BOULEVARD EAST - PLAT 1

BEING A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

COORDINATES SHOWN HEREON ARE
FLORIDA STATE PLANE GRID
DATUM = NAD83 - 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS
ARE GENERATED FROM MEASURED VALUES

NORTHWEST CORNER SECTION 1-43-40
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:884612.3299, E:880484.6585
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107585

NORTH RIGHT-OF-WAY
LINE OF M-CANAL
(D.B. 1156, PG. 58)

NORTH BOUNDARY OF SECTION 1,
TOWNSHIP 43 S., RANGE 40 E.

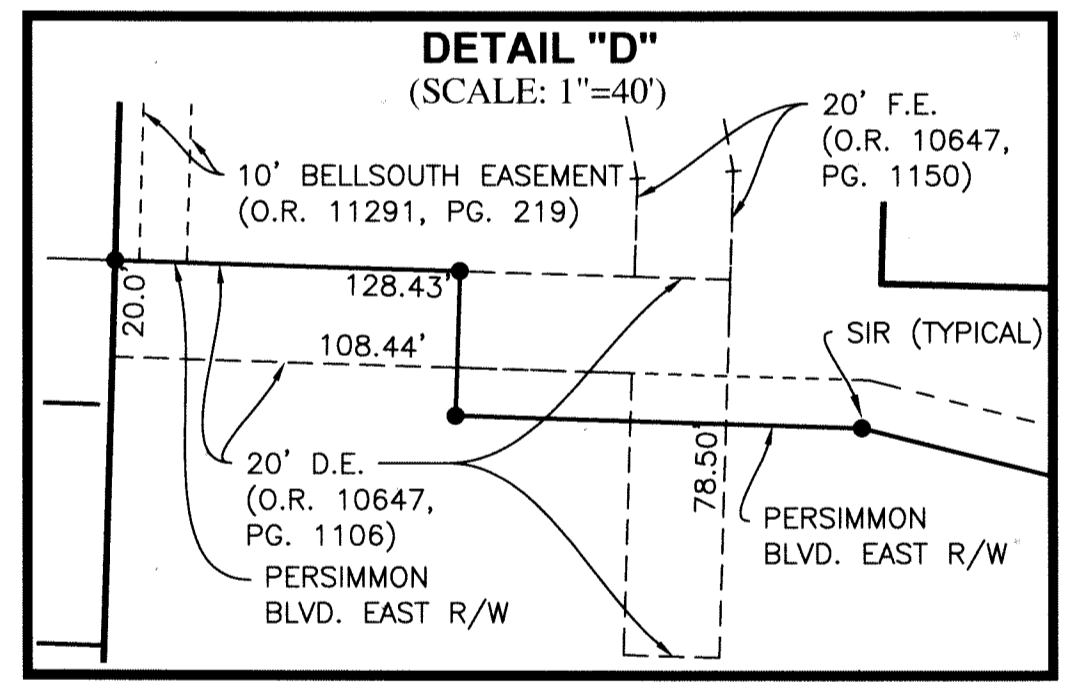
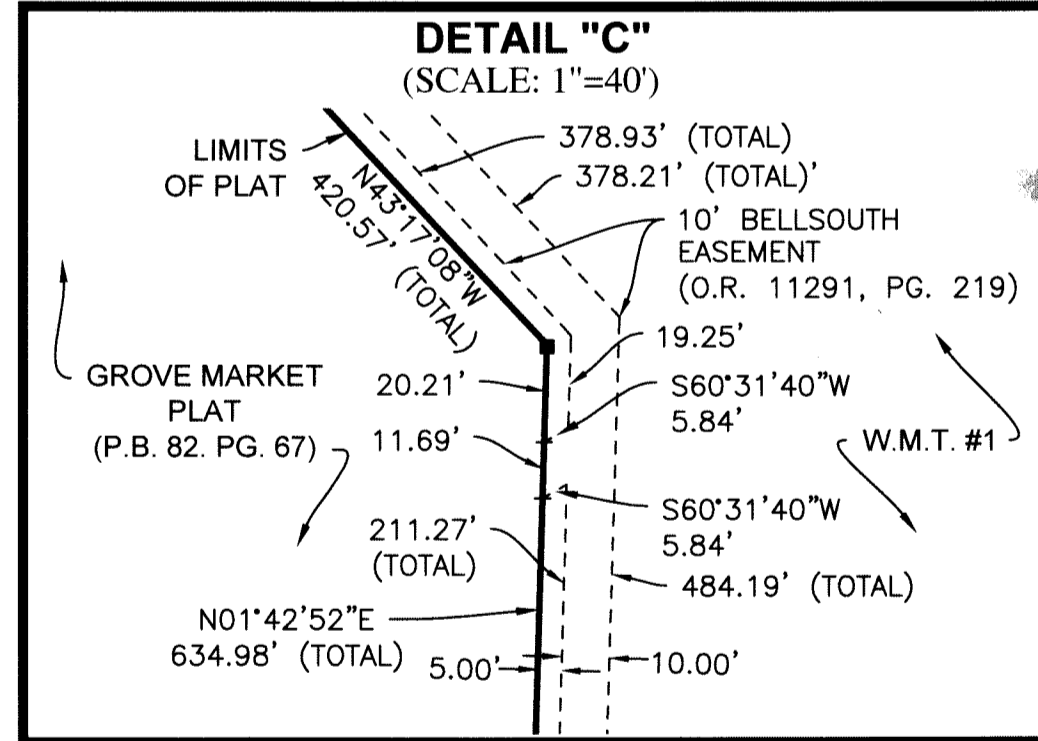
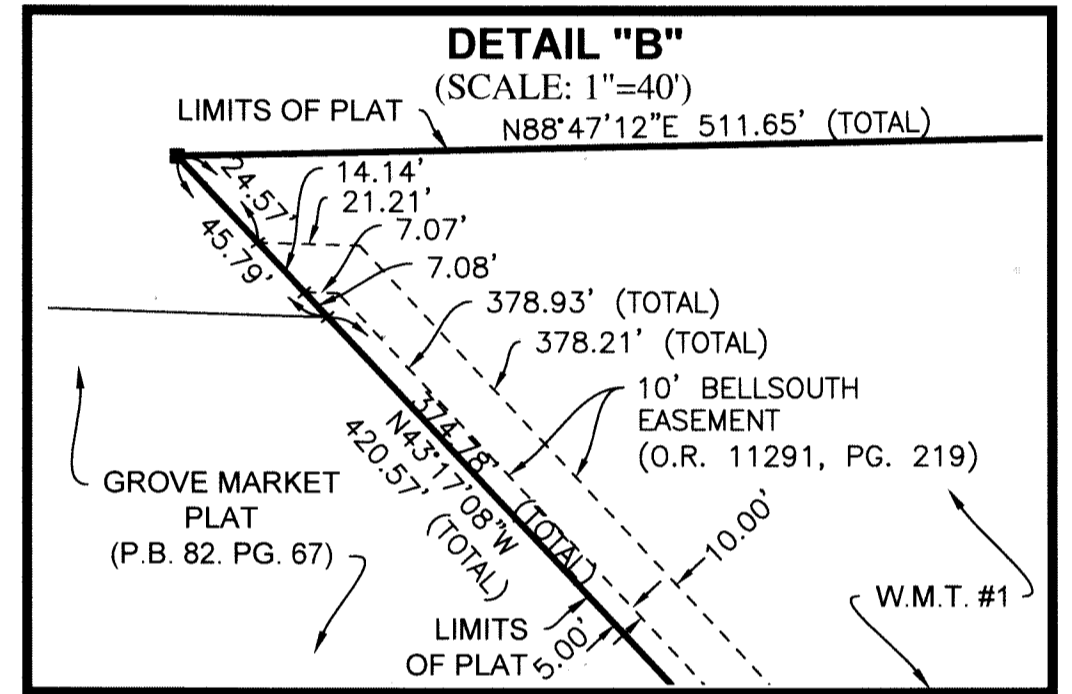
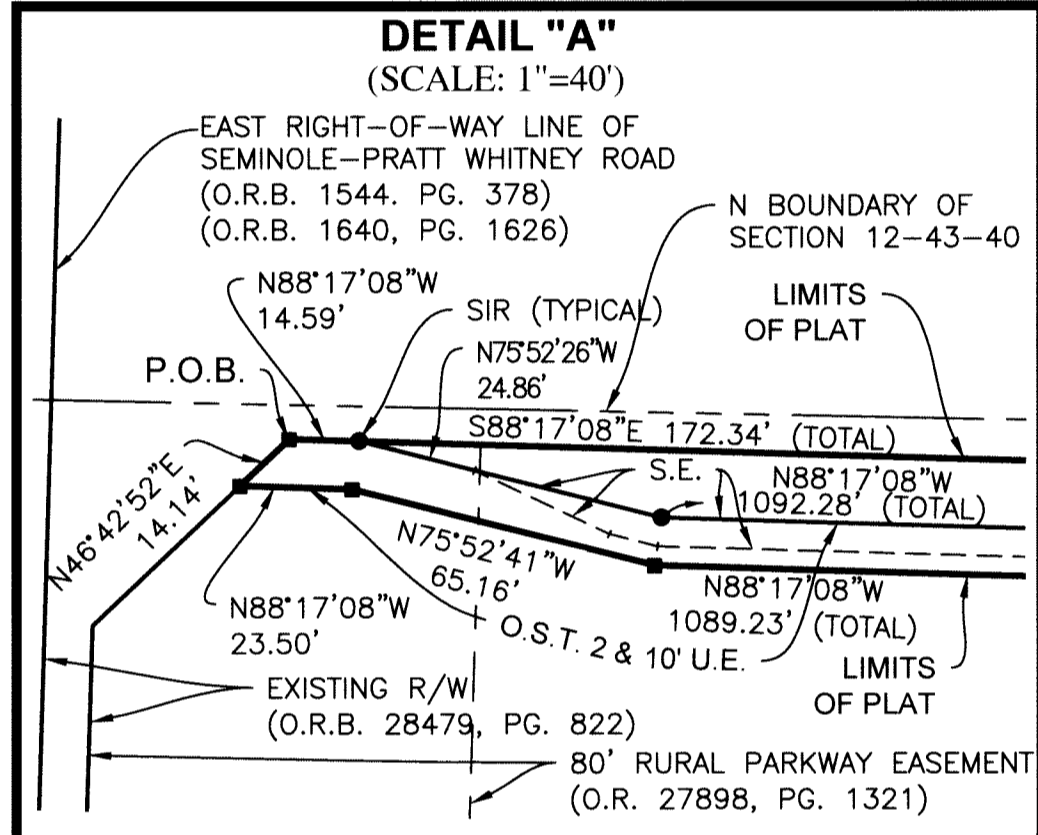
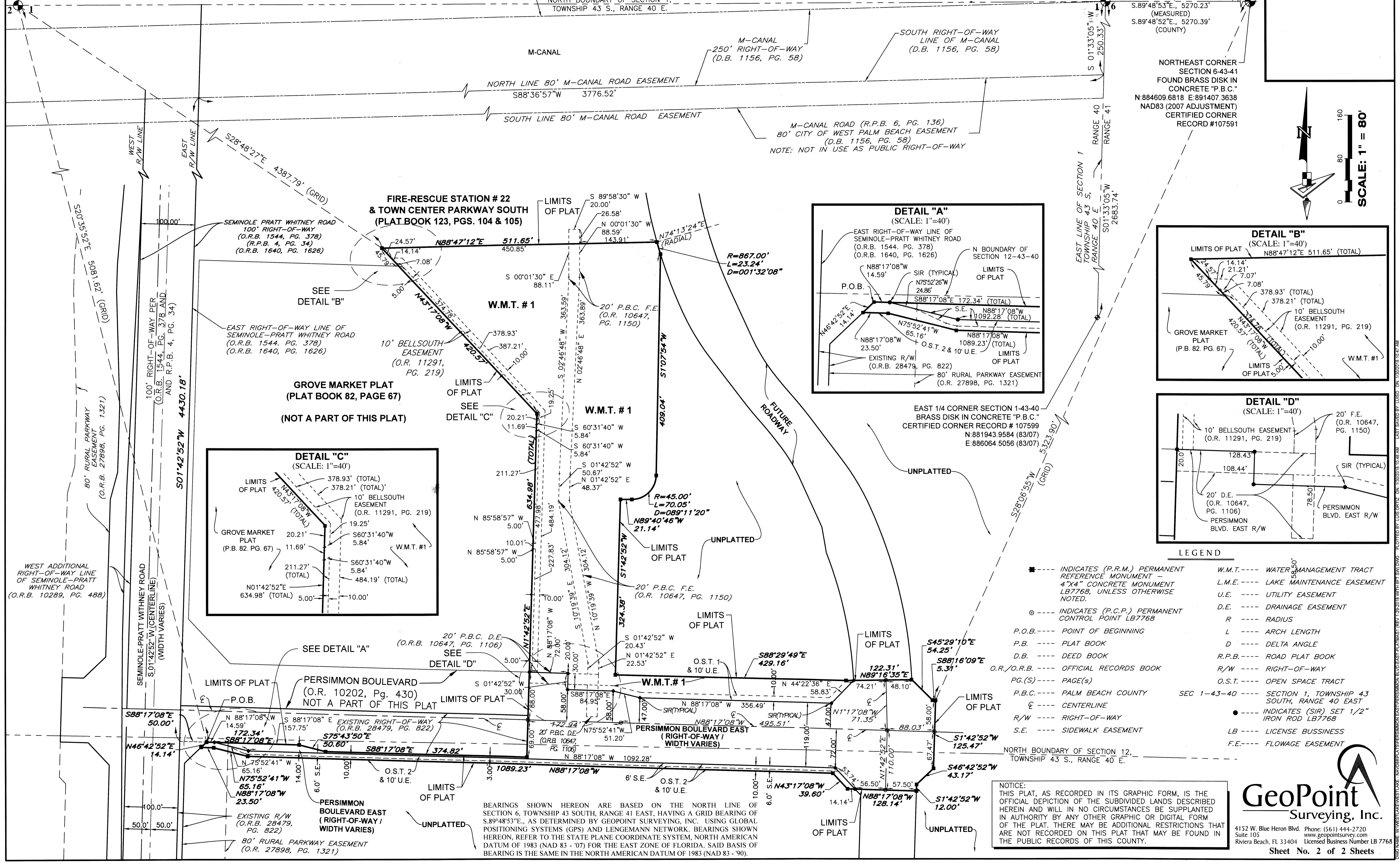
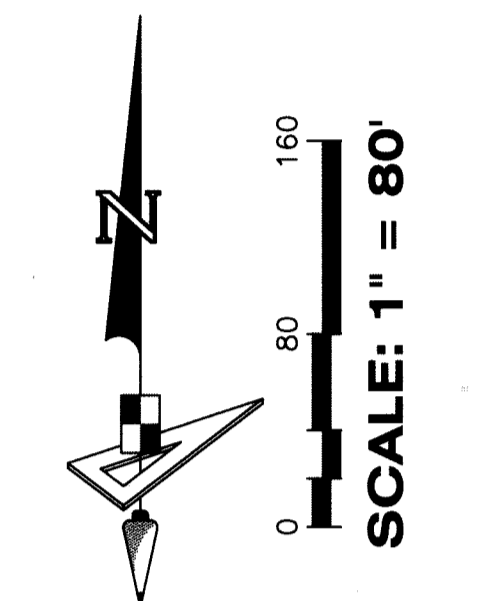
POINT OF COMMENCEMENT
NORTHEAST CORNER OF
SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY
CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10' EAST" SET IN CONCRETE
FOUND 10' EAST ON SECTION LINE
N: 884626.7147
E: 886137.1629
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

SOUTH LINE OF SECTION 31,
TOWNSHIP 42 S., RANGE 41 E.

BASIS OF BEARING
NORTH BOUNDARY
OF SECTION 6
TOWNSHIP 43 S., RANGE 41 E.
S:89°48'53"E, 5270.23'
(MEASURED)
S:89°48'52"E, 5270.39'
(COUNTY)

NORTHEAST CORNER
SECTION 6-43-41
FOUND BRASS DISK IN
CONCRETE "P.B.C."
N:884609.6818 E:891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER
RECORD #107591

107



- LEGEND**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
 - 4"x4" CONCRETE MONUMENT LB7768, UNLESS OTHERWISE NOTED.
 - o --- INDICATES (P.C.P.) PERMANENT CONTROL POINT LB7768
 - P.O.B. --- POINT OF BEGINNING
 - P.B. --- PLAT BOOK
 - D.B. --- DEED BOOK
 - O.R./O.R.B. --- OFFICIAL RECORDS BOOK
 - PG.(S) --- PAGE(S)
 - P.B.C. --- PALM BEACH COUNTY
 - ε --- CENTERLINE
 - R/W --- RIGHT-OF-WAY
 - S.E. --- SIDEWALK EASEMENT
 - W.M.T. --- WATER MANAGEMENT TRACT
 - L.M.E. --- LAKE MAINTENANCE EASEMENT
 - U.E. --- UTILITY EASEMENT
 - D.E. --- DRAINAGE EASEMENT
 - R --- RADIUS
 - L --- ARCH LENGTH
 - D --- DELTA ANGLE
 - R.P.B. --- ROAD PLAT BOOK
 - R/W --- RIGHT-OF-WAY
 - O.S.T. --- OPEN SPACE TRACT
 - SEC 1-43-40 --- SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST
 - --- INDICATES (SIR) SET 1/2" IRON ROD LB7768
 - LB --- LICENSE BUSINESS
 - F.E. --- FLOWAGE EASEMENT

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S:89°48'53"E, AS DETERMINED BY GEOPOINT SURVEYING, INC. USING GLOBAL POSITIONING SYSTEMS (GPS) AND LENGEMANN NETWORK. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).

GeoPoint
Surveying, Inc.

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Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 2 of 2 Sheets